

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 6/04/2013	(3) CONTACT/PHONE Janette Pell, General Services Agency Director 805-781-5200	
(4) SUBJECT Submittal of a Resolution for an Easement Quitclaim Deed, a request to accept and record an executed Easement Quitclaim Deed, and sign the Certificate of Acceptance for the Easement Quitclaim Deed for the Juvenile Hall Expansion project located at 1065 Kansas Avenue.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve the Resolution for the Easement Quitclaim Deed, 2. Approve and direct the Chair to sign the Certificate of Acceptance for the Easement Quitclaim Deed; and 3. Record the Easement Quitclaim Deed. 			
(6) FUNDING SOURCE(S) \$13.12 M SB 81 Funding \$3.5 M General Government Building Replacement Reserves - Juvenile Hall Bldg. Designation \$1.37M In-kind match	(7) CURRENT YEAR FINANCIAL IMPACT \$2.1 M in budgeted funding June 2009 to June 2013	(8) ANNUAL FINANCIAL IMPACT NA	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) NA		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: NA <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 4/23/13, 4/02/13, 2/07/12, 9/21/10, 6/02/09, 12/16/08, 10/14/08	
(17) ADMINISTRATIVE OFFICE REVIEW Geoff O'Quest, Administrative Analyst			
(18) SUPERVISOR DISTRICT(S) District 2 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Janette Pell, Director
Probation Department / James Salio, Chief Probation Officer
805-781-5200

DATE: 6/04/2013

SUBJECT: Submittal of a Resolution for an Easement Quitclaim Deed, a request to accept and record an executed Easement Quitclaim Deed, and sign the Certificate of Acceptance for the Easement Quitclaim Deed for the Juvenile Hall Expansion project located at 1065 Kansas Avenue.

RECOMMENDATION

It is recommended that the Board:

1. Approve the Resolution for the Easement Quitclaim Deed,
2. Approve and direct the Chair to sign the Certificate of Acceptance for the Easement Quitclaim Deed; and
3. Record the Easement Quitclaim Deed.

DISCUSSION

Two action items are submitted to your Board for review and approval as noted above. These actions are required as part of the County's obligation as a recipient of SB81 State funding for Juvenile Hall Expansion Project. The attached Resolution to accept and record the Easement Quitclaim will complete the process to clear the Juvenile Hall expansion site of easements that will conflict with the proposed facilities and re-establish the correct alignment for the State Military's access and utility easement along the present location of Kansas Avenue. The State has accepted the new grant of easement, and submitted for your acceptance and recording an Easement Quitclaim Deed of the old easement. This action will clear the expansion site of conflicting easements, and complete the State's Due Diligence requirements.

Background

The Juvenile Hall Expansion Project is a \$17.4 million project funded by a combination of State and County funds. The State funding totals \$13 million and is derived from monies made available by SB81. The remaining cost is funded by the County through a combination of cash and in kind sources.

The expansion project adds approximately 24,238 square feet to the existing juvenile facility. The expansion will add 20 beds within a new high security housing unit, three classrooms, counseling rooms, utility infrastructure, multipurpose facility and staff support offices with training room. The exterior improvements include a recreational yard, and canopy structure from the housing units to the new multipurpose building. This project requires expertise in special detention and security systems, and other design, structural and operational considerations related to the requirements to operate a 24 hour housing and treatment facility for in-custody youth.

The County contracted with the architectural firm Ravatt, Albrecht and Associates in February 2012 to design the expansion of the Juvenile Services Facility. The design team began preparation of the construction documents in December 2012, and anticipates submitting final documents to the State agencies in June 2013 for review and approval. Authorization to bid is currently expected to come before the Board of Supervisors in October 2013.

Easements:

On April 23, 2013 your Board approved a new Grant of Easement to the State Military for Right of Way and Utility Transmission Facilities along Kansas and Oklahoma Avenues. The new easement replaces a State Military easement located along the old alignment of Kansas Avenue and within the project site for the Juvenile Hall Expansion. The new Grant of Easement was submitted and accepted by the State following your Board's approval. The State has now provided the County with the attached Easement Quitclaim Deed for the old easement.

General Services recommends your Board approve the attached Resolution for the Easement Quitclaim Deed; instruct the Chairperson of the Board to sign the Certificate of Acceptance; and instruct the Clerk to record the Easement Quitclaim Deed. This action will clear the Juvenile Hall Expansion site of conflicting easements, and complete the State funding Due Diligence requirements.

OTHER AGENCY INVOLVEMENT/IMPACT

The Juvenile Hall Expansion Steering Committee is actively involved in the review and oversight of the Juvenile Hall Expansion Project, and includes representatives from the Probation Department, Auditor-Controller's Office, County Administrative Office, County Counsel, and GSA staff. The following State agencies are involved in the approval process for this project: CDCR, BSCC, the State Department of Finance, Pooled Money Investment Board (PMIB), State Public Works Board, State and local Fire Marshals, the State Real Property Division of General Services, State Water Quality Control Board, and State and US Departments of Fish and Wildlife.

FINANCIAL CONSIDERATIONS

In June of 2009 your Board authorized \$3,500,000 in funds from General Government Building Replacement Reserves to create the Juvenile Hall Building Designation as the funding source for this project. It was estimated that \$3,125,000 of this would be needed for the project. The remaining \$375,000 was set aside for significant unforeseen project impacts to the project.

Through February of 2012 your Board had appropriated a total of \$1,768,000 to the project, which was expected to fund the project through bidding. In the April 23, 2013 staff report General Services reported on the financial status of the project and anticipated expenditures for future construction services and County administration including a request for an additional \$370,400 to see the project through bidding. This leaves \$986,600 in the Juvenile Hall Building Designation, plus the additional \$375,000 that was set aside for significant unforeseen project impacts, for a total remaining balance in the designation of \$1,361,600. There have been no changes to project funding or allocations since the April 23, 2013 report. Staff will return to the Board in the fall of 2013 to provide an update on the status of the project.

RESULTS

Staff's recommended actions will continue support of this project and the fulfillment of the SB81 funding requirements, which will ultimately result in significant improvement of the County's Juvenile Hall facility. Through SB 81, the State will provide up to 75% of the funding for this project, which will enable the County to increase capacity at the Juvenile Hall and provide improved facilities for educational, recreational and treatment programs for youth offenders. Expanding these facilities and programs provides the County's growing population the services to support necessary for a healthy and safe community.

ATTACHMENTS

1. Vicinity Map
2. Attachment A – Chronology of Board Actions
3. Certificate of Acceptance - Quitclaim
4. Resolution for Easement Quitclaim
5. Easement Quitclaim Deed and Certificate of Acceptance

